

*Your*  
**RENT MONEY**  
*will buy*  
**A HOME**



**FEDERAL HOUSING  
ADMINISTRATION**

# YOUR RENT MONEY WILL BUY A HOME

*20 percent down . . . The balance in convenient monthly installments . . . As long as 20 years to pay*

## Under the FHA INSURED MORTGAGE SYSTEM

A home of your own! A home "just right" for your family, with modern convenience and charm. You, of course, would like to provide your family with the lifetime security that an "owned" home offers. But—you wonder—*can you afford it?* And if so, *what steps must be taken?*

Here are the answers, simply told.

Anyone who pays rent today and who has saved a small "nest egg" can afford to own his own home.

The Insured Mortgage System of the Federal Housing Administration makes it possible to finance up to 80 percent of the appraised value of a home (both house and lot), with monthly payments *just like rent*.

So, if you have a regular income and can make a down payment—either cash or a building lot—of one-fifth the total cost, you can afford a home of your own.

### To Build a New Home

First, talk things over with a reliable builder or architect. He will help you apply for an Insured Mortgage Loan at any local financial institution approved by the FHA. Take the lender into your confidence so that he will know just how much you can afford to spend without overburdening yourself. He will figure out monthly payments suited to your income—for a period up to 20 years, if necessary. These rent-like payments include everything: A portion of the principal, taxes, interest, service charge (if any), fire and other hazard insurance, and mortgage insurance premiums. There are no "extras" to upset the budget. And the original debt dwindles month by month until it is entirely paid, and you own your home free and clear. *Your "rent money" has bought it!*

### To Buy a Home

An FHA Insured Mortgage for purchasing a home may be obtained on the same monthly-payment basis as for building a new home. If you are buying through a real-estate agent he will be glad to help you with your application. The loan may cover up to 80 percent of the appraised value, and the FHA appraisal service is an additional safeguard. An inspection is made on the construction of the house, its plumbing, heating, and lighting facilities, and the character of the neighborhood in which it is located.



### To Refinance Your Home

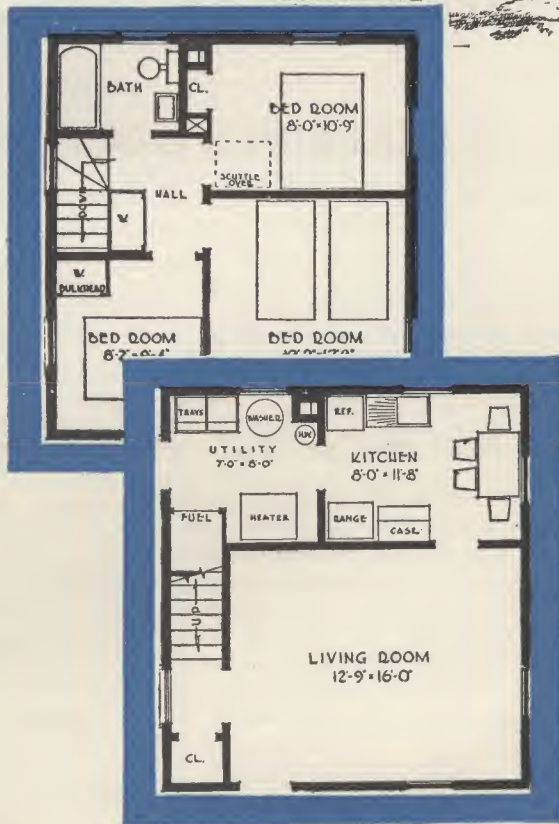
Perhaps you already own your home. Have you a second, perhaps a third, mortgage (at possibly a higher rate of interest) that must be renewed from time to time at additional expense? Today you may convert or merge your present mortgages into one FHA Insured Mortgage—refinance for the last time this safe, convenient way that gives you the security of real home ownership.

### To Modernize Your Property

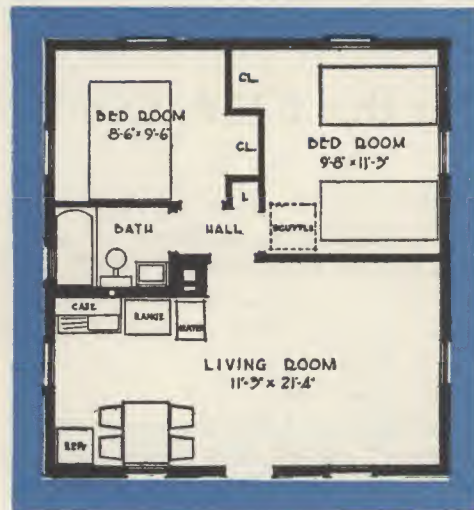
If you are doing without modern home conveniences . . . or letting repairs "go" . . . because you lack ready cash to fix up your home, you will be interested in another type of FHA Insured Loan. Modernization Loans up to \$2,000 may be secured from approved financial institutions (up to \$50,000 may be borrowed for business or institutional property improvement) and repaid by the month over a period up to 5 years. Now you can remodel your home, add extra rooms, or change the style of architecture . . . install new conveniences such as an up-to-date plumbing, wiring, or heating system . . . put the house in good repair, reroof or repaint . . . or landscape and beautify your grounds . . . and pay for these improvements on convenient monthly terms, *out of your income!*



# HOMES LIKE THESE CAN BE



**\$25 a month** will pay for a home like this on the FHA Plan. The construction cost should run from \$2,100 to \$2,500 (without basement). A lot representing about one-fourth this amount could serve as "down payment."



## \$15 per month

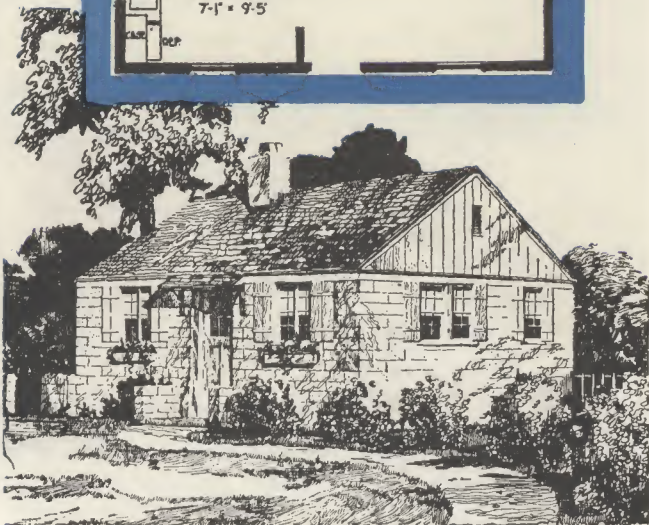
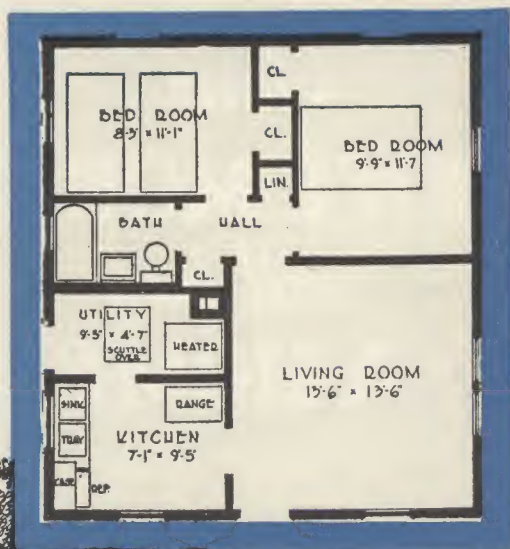
would pay for this charming little home in 20 years, if financed with an FHA Insured Mortgage. Construction cost should range from \$1,200 to \$1,500 (without basement), so the required down payment would be about \$375—and the balance could be paid monthly like rent.

\*

Monthly payments shown are based on 20-year loans for. They include a portion of the principal borrowed, taxes, only and do not include the cost of the lot, connections local conditions should be able to design similar homes



# BOUGHT ON THE FHA PLAN

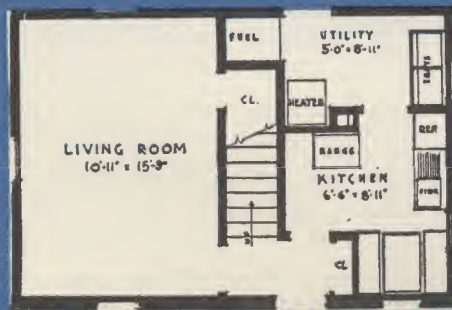
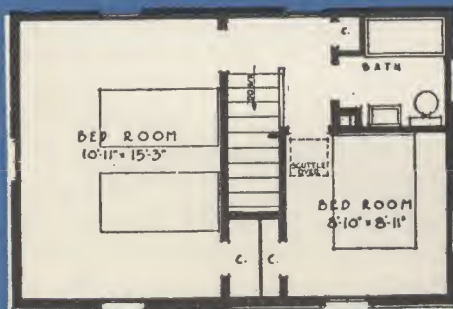


## \$20 per month

A little more spacious than the home at the left, the one pictured above could be built without a basement for \$1,650 to \$2,000. A cash down payment or lot representing one-fourth this amount and payments like rent—from \$16.50 to \$20 a month—could buy it under the FHA Insured Mortgage System.

\*

percent of the approximate total value of house and lot. Interest, and other charges. Estimated costs are for construction with utilities, financing charges, etc. Architects familiar with these price ranges.



**\$21 a month** and approximately \$25 down payment (cash or lot) will pay for a two-story home like this under the FHA Plan. \$1,750 to \$2,100 should cover construction cost, exclusive of porch, basement, garage, or other improvements.

# THE FHA INSURED MORTGAGE SYSTEM

## *Offers You These Advantages*

- ***Appraisal and Inspection.*** This important FHA service—the basis for all FHA Insured Mortgage Loans—checks the value, stability, and comfort of your new home. In the case of new construction, several inspections are made while the work is in progress to see that materials and workmanship are in accordance with the approved plans and specifications.
- ***Greater coverage and lower interest.*** As much as 80 percent of the total appraised value of both house and lot may be financed with an FHA Insured Mortgage. The top interest rate allowed by the Federal Housing Administration is the lowest ever generally available for a long-term loan.
- ***Payments just like rent.*** Payments are all figured in advance. The sum is the same every month—an amount you can conveniently afford to meet on your income. As easy as paying rent!
- ***No refinancing or uncertainty.*** An FHA Insured Mortgage Loan never needs to be “refinanced” because it is paid off entirely—conveniently, in equal monthly installments. You never have the extra expense of refinancing, nor the necessity of paying off your mortgage in a lump sum.
- ***Real home ownership.*** Under the FHA Insured Mortgage System, every installment—planned to come within your budget—reduces the debt until there is nothing more to pay . . . You are the owner of an absolutely debt-free home: an investment in living—an estate for your family.

★ ★ ★ **FHA** ★ ★ ★  
*Insured Mortgage System*